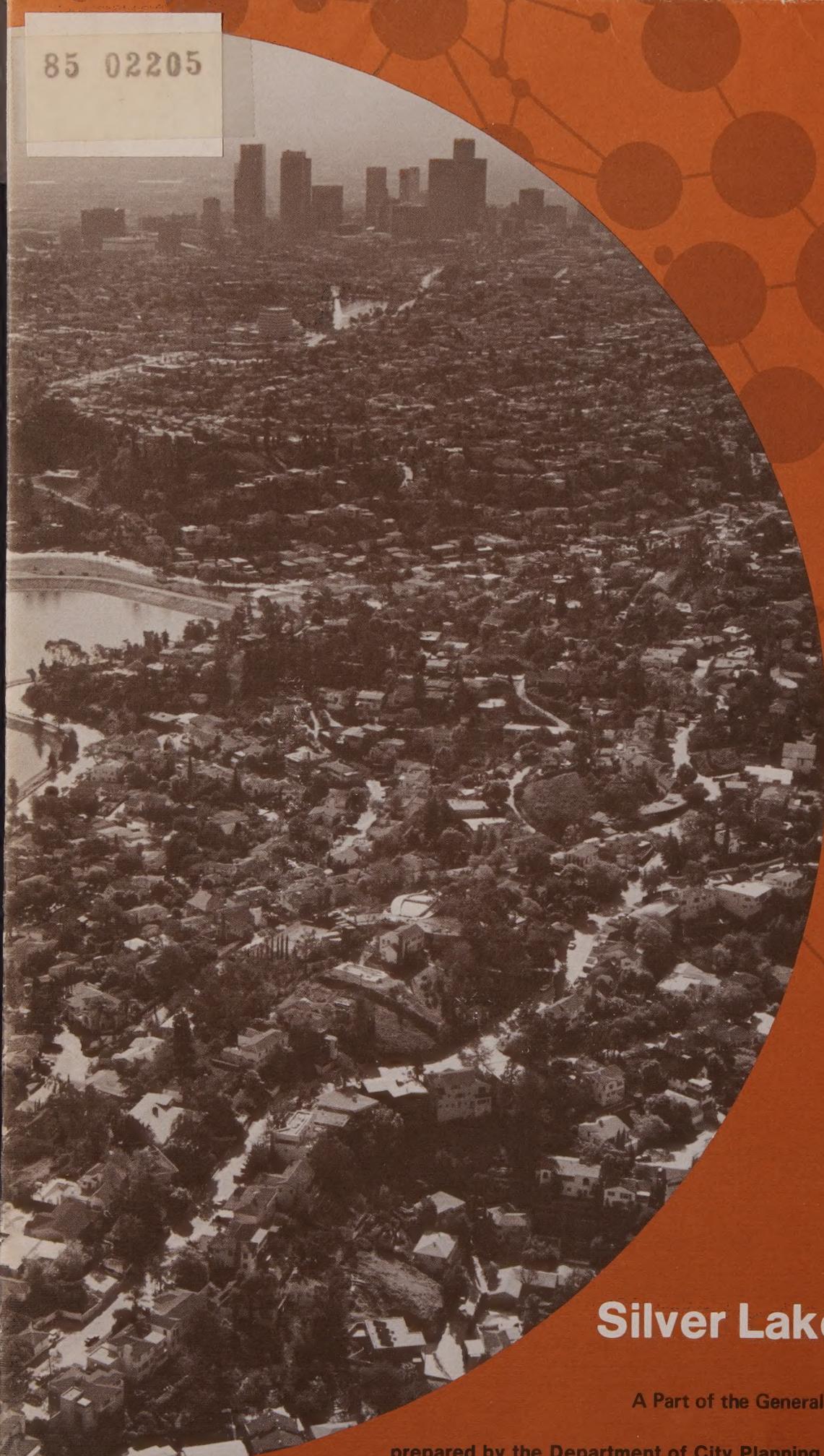


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Silver Lake - Echo Park District Plan

A Part of the General Plan of the City of Los Angeles

prepared by the Department of City Planning

Los Angeles, California



Silver Lake - Echo Park District Plan

City of Los Angeles

The Silver Lake-Echo Park District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

Silver Lake-Echo Park contains 4,557 acres or approximately seven square miles and has a population of 79,000 (1983). The District is generally bounded by Temple Street on the south, Hoover and Hyperion Avenues on the west, the Los Angeles River on the north and northeast, and North Broadway, Lilac Terrace and Marview Avenue on the east.

Purpose

USE OF THE PLAN

The purpose of the Silver Lake-Echo Park District Plan is to provide an official guide to the future development of the District for use by the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; and residents, property owners and business people of the District, along with private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the District, within the larger framework of the City; guide to the future of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations; and protect investments to the extent feasible and reasonable.

This Plan proposes approximate locations and dimensions for land use. The Plan is *not* an official zone map and while it is a guide it does not imply any right to a particular zone or to the land uses permitted therein. Changes of zone are considered under specific procedures established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different land uses than may be desirable for many years.

The Plan is subject to periodic review and amendment to reflect changes in circumstances.

CONTENT OF THE PLAN

The Silver Lake-Echo Park District Plan sets forth objectives, policies and programs for Land Use (Housing, Commerce, Industry), Circulation (Highways and Public Transportation) and Service Systems (Schools, Parks, Fire Stations, Libraries, etc.) for the District as a whole during the next 20 years.

An objective is defined as an ideal for which to strive - the ultimate aim. A policy is a guideline for future decisions. A program is a recommended action to address a particular need or problem.

This Silver Lake-Echo Park District Plan contains several Programs calling for studies intended to alleviate problems or address community needs. When these studies are made, every effort will be made by the Planning Department staff to solicit input from members of the Citizen Advisory Committee and other interested individuals and organizations.

The Policies and Programs in this Plan are intended to provide direction and a course of future action for the City and its various departments. The Plan does not mandate the City or its departments to commence any new programs which may require the expenditure of staff time or funds. Any actions called for in this Plan which require additional funding must be approved through actions of the City Council.

The following population statistics apply to the District:

1970 Population	66,600
1983 Population Estimate	79,000
Existing Zoning Capacity	195,000
Plan Population Capacity*	94,300

Land Use

HOUSING

Objectives

1. To provide for the socio-economic segments of the District and to maximize individual choices.
2. To conserve and improve the varied and distinctive residential character of the District.

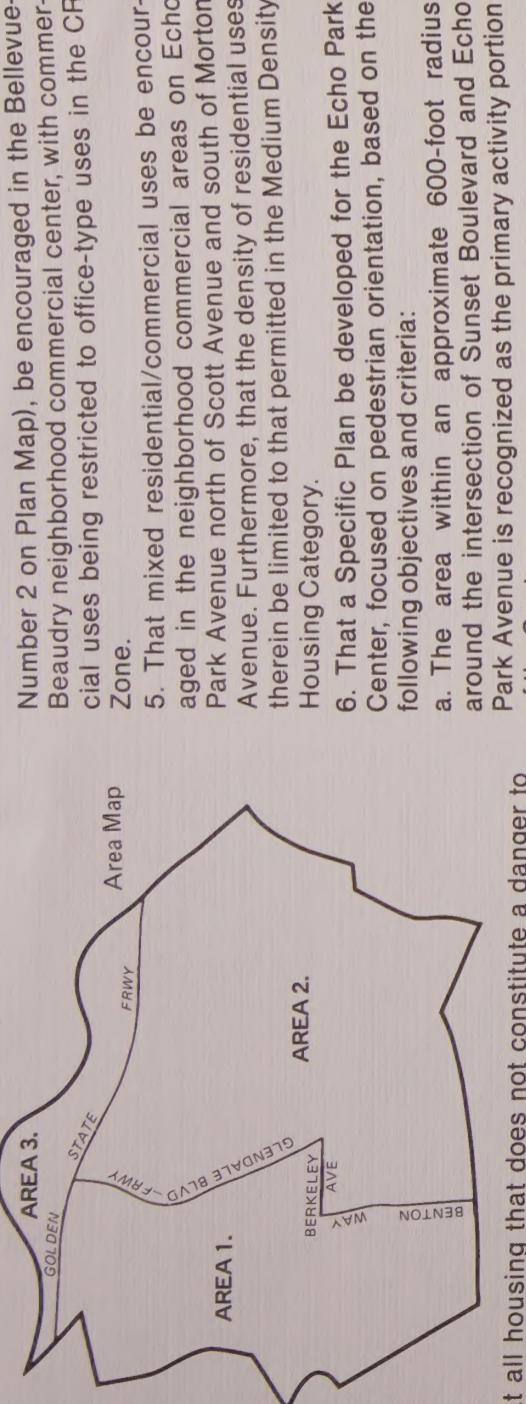
Policies

It is the City's policy:

1. That properties currently zoned R1 and recommended for Low Density Housing remain in detached single-family use.

* This figure does not include areas designated for commercial/residential uses.





Number 2 on Plan Map), be encouraged in the Bellevue-Beaudry neighborhood commercial center with commercial uses being restricted to office-type uses in the CR Zone.

5. That mixed residential/commercial uses be encouraged in the neighborhood commercial areas on Echo Park Avenue north of Scott Avenue and south of Morton Avenue. Furthermore, that the density of residential uses there be limited to that permitted in the Medium Density Housing Category.

6. That a Specific Plan be developed for the Echo Park Center, focused on pedestrian orientation, based on the following objectives and criteria:

a. The area within an approximate 600-foot radius around the intersection of Sunset Boulevard and Echo Park Avenue is recognized as the primary activity portion of the Center.

b. There shall be emphasis on urban design of open space, green spaces, parks and places where pedestrians can sit and walk.

c. The possibility of constructing an open-air pedestrian mall on Echo Park Avenue between Sunset Boulevard and Montana Street shall be explored.

d. Public rights-of-way for exclusive pedestrian use should be provided in the Center.

AREA III
The Plan recommends:
That a neighborhood commercial center be developed in the vicinity of Riverside Drive, the Golden State Freeway and the Glendale Freeway interchange, as shown on the Plan Map.

INDUSTRY Objectives

1. To preserve designated industrial lands for industrial uses.

2. To preserve sound existing industry which contributes to the tax base of the City and provides an employment base for the community residents.

3. To improve the quality of industrial developments and to protect amenities of adjacent areas.

Policies

ALL AREAS

The Plan recommends:
That an industrial zone redesignation to conform with land use policies on the Plan Map be initiated.

AREA III

The Plan recommends:
That a comprehensive industrial analysis be made to determine solutions to incompatibility between industrial and residential uses.

CIRCULATION Objectives

1. To provide a circulation system adequate to move people and goods that is consistent with land use densities and intensities.

2. To minimize the detrimental effects of freeways, highways and streets within the District.

3. To minimize the conflict between vehicular and pedestrian traffic.

4. To encourage the provision of local bus transportation to meet community needs.

5. To encourage development of all types of public transportation.

Policies

ALL AREAS

The Plan recommends:
That industry adjoining residential development be provided with adequate landscaping and/or parking buffers.

AREA III

The Plan recommends:
That a study be made to determine the minimum housing rehabilitation standards required to correct major health and safety hazards.

AREA II

The Plan recommends:
That until such time as new housing rehabilitation programs are available, the Community Development Department extend the Housing Opportunity Maintenance Effort (HOME) program into all areas of Echo Park.

COMMERCIAL Objectives

1. To conserve and strengthen viable commercial development in the District.

2. To provide a range of commercial facilities at various locations to accommodate the shopping needs of the District.

3. To improve the compatibility between commercial and residential uses.

4. To improve the aesthetic quality of commercial developments.

5. To provide and improve landscaping in and around commercial sites.

Policies

It is the City's policy:
1. That community and neighborhood commercial centers be consolidated and deepened to stimulate existing business, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience.

2. That the Echo Park Center continue to serve as a focal point for shopping, civic, social and recreational activities and provide, where feasible, professional offices, small department stores, restaurants and entertainment facilities.

3. That neighborhood commercial areas continue to serve the daily and weekly shopping needs of residents, providing supermarkets, drugstores, retail shops and other neighborhood-oriented services.

4. That neighborhood convenience clusters having retail and service establishments oriented to pedestrians be retained.

5. That the City encourage the use of private and public resources designated to stimulate commercial rehabilitation and new development.

6. That residential uses in commercial zones be discouraged, except in designated mixed residential commercial areas. (See footnote number 2 on Plan Map).

7. That buildings in mixed residential/commercial areas may be used entirely for commercial purposes or may contain both residential and commercial uses provided that the first floor is not used for residential purposes.

PROGRAMS

ALL AREAS

The Plan recommends:
That commercial zone redesignations to conform with land use policies on the Plan Map be initiated.

AREA I

The Plan recommends:
1. That a study be made to determine the opportunities for, and feasibility of, public improvements at Neighborhood and Community shopping areas.

2. That a study be made of the need for improved off-street parking facilities and/or drive-through facilities for Highway-Oriented commercial uses.

AREA II

The Plan recommends:
1. That a study be made of methods to enhance and rehabilitate the Echo Park Center.

2. That the City Council consider the enactment of an ordinance that establishes cleanliness standards of commercial properties including parking lots.

3. That the commercial facilities in the Echo Park Center be mixed, whenever possible, with Medium Density Housing in the area shown for the Community Commercial land use on the Plan Map.

4. That mixed residential/commercial uses (See footnote

3. To design public facilities so as to enhance the character of surrounding neighborhoods and minimize environmental impacts and residential displacement.

RECREATION AND PARKS Policies

It is the City's policy:
1. That the desires of the local residents be considered in the Planning of recreational facilities.

2. That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.

3. That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.

4. That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

5. That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the dislocation of residents.

6. That the Plan generally reflect the Elysian Park Master Plan approved by the Board of Recreation and Park Commissioners in 1972.

PROGRAMS

ALL AREAS

The Plan recommends:
That a study be made to develop revised standards and facility requirements appropriate to a highly developed urban community including the provision of additional small parks.

AREA I

The Plan recommends:
1. That future site expansions at the Bellevue and Silver Lake Recreation Centers take place as land becomes available over a 20-year time frame.

2. That a study be made to determine the location and means of implementation of jogging trails in the vicinity of the Silver Lake Reservoir.

AREA II

The Plan recommends:
1. That a new Neighborhood Park be developed on the vacant property at the south end of the Glendale Freeway.

3. That a new Neighborhood Park be developed on the vacant property at the terminus of the Silver Lake-Echo Park District.

4. That a study be initiated to consider an amendment to the Equestrian and Hiking Trails Plan in Elysian Park.

AREA III

The Plan recommends:
1. That when suitably located vacant City-owned parcels are proposed for sale, they should be purchased for use as miniparks.

2. That if Fire Station No. 6 is relocated and the current building vacated, the site be considered for a multipurpose community center.

FIRE PROTECTION Policies

It is the City's policy:
1. That the various components of the fire protection emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.

2. That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of housing and dislocation of residents.

3. That public education activities concerning the elimination of fire hazards, methods of fire protection and emergency medical service be encouraged.

4. That the existing paramedic program be continually evaluated, updated and improved.

5. That the City intensify its program of fire protection through weed abatement.

PROGRAMS

ALL AREAS

The Plan recommends:
That public schools should emphasize fire prevention methods.

AREA I

The Plan recommends:
That facilities at Fire Station No. 56 be expanded or replaced as funds become available.

POLICE PROTECTION Policies

The Plan recognizes that there is a strong need for a central police training facility for a city as complex as Los Angeles. The dynamics of the City have changed, since the initial establishment of the Police Academy, Elysian Park has been established as a regional park in accordance with its size and intensity of use, and this Plan now recognizes an incompatibility of uses between the Police Academy and the Park. It is therefore the City's policy:

1. That any improvements to the Police Academy be made within its present boundaries or on acreage outside Elysian Park.

2. That a variety of police activities be continually encouraged in order to foster better community relations.

PROGRAMS

ALL AREAS

The Plan recommends:
1. That consideration be given, throughout the Plan area, to allow for densities in the upper range of any residential land use category, as designated on the Plan Map, if passive solar systems are provided.

NOTE: A passive solar system is one in which the collector and thermal storage components are integrated and require no transfer device for solar heated fluid. Passive systems tend to have less hardware and are usually built as essential parts of the building.

2. That if active solar systems are provided in any residential land use category, as designated on the Plan Map, the highest density allowed under the Plan shall be granted.

NOTE: Active solar systems are those in which the collector and thermal storage components are separated and a pump or fan is required to circulate the solar heated fluid between them.

3. That following implementation by zoning of the density designations as shown on the Plan Map, new developments using either passive or active solar systems should be granted a 10 percent density bonus. New developments using both passive and active solar systems may be granted up to a 20 percent density bonus. In no case shall this density bonus exceed the maximum density allowed in the particular land use category.

4. That the Planning Department prepare an ordinance to guarantee future solar access to all new construction.

Service Systems Objectives

1. To provide, locate and distribute public services and encourage social betterment.
2. To maintain a high quality of public services and facilities through the more efficient use of available City resources.

LIBRARY Policies

It is the City's policy:

1. That library facilities, procedures, programs and resources be continually evaluated and tailored to the social economic and cultural needs of local residents.

2. That, where feasible, bookmobile service to isolated community branch libraries.

3. That the expansion of existing library facilities and the acquisition of new sites be planned and designed to minimize the displacement of housing and the dislocation of residents.

PROGRAMS

AREA I

The Plan recommends:
1. That as funds become available a new library be provided in a suitable location.

2. That until a library is available, expansion of the bookmobile program be encouraged through private and public resources.

3. To design public facilities so as to enhance the character of surrounding neighborhoods and minimize environmental impacts and residential displacement.

RECREATION AND PARKS Policies

It is the City's policy:
1. That the desires of the local residents be considered in the Planning of recreational facilities.

2. That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.

3. That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.

4. That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

5. That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the dislocation of residents.

6. That the Plan generally reflect the Elysian Park Master Plan approved by the Board of Recreation and Park Commissioners in 1972.

PROGRAMS

ALL AREAS

The Plan recommends:
That a study be made to develop revised standards and facility requirements appropriate to a highly developed urban community including the provision of additional small parks.

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The Plan recommends:
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AREA III

The Plan recommends:
1. That when suitably located vacant City-owned parcels are proposed for sale, they should be purchased for use as miniparks.

2. That if Fire Station No. 6 is relocated and the current building vacated, the site be considered for a multipurpose community center.

FIRE PROTECTION Policies

It is the City's policy:
1. That the various components of the fire protection emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.

2. That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of housing and dislocation of residents.

3. That public education activities be encouraged.

4. That the existing paramedic program be continually evaluated, updated and improved.

PROGRAMS

ALL AREAS

The Plan recommends:
That public schools should emphasize fire prevention methods.

PUBLIC SCHOOL

Policies

- It is the City's policy:
- That the Los Angeles City School District's standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Silver Lake-Echo Park area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.
 - That the Los Angeles City School District be requested to tailor improvements in educational programming, curriculums and staffing to the specific social, economic and cultural characteristics of the District's residents.
 - That all school facilities in the Silver Lake-Echo Park District be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.
 - That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.
 - That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.
 - That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment and projected land uses and population.
 - That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.
 - That all school facilities adjacent to freeways be buffered against visual, noise and air pollution impacts.
 - That educational opportunities for adults be expanded in the community.

Programs

ALL AREAS:

The Plan recommends:
That a study be made to evaluate possible changes in site standards for elementary schools and facility requirements appropriate for a highly developed urban community.

AREA I

The Plan recommends:
On-site improvements and/or replacement of Michelotorna School and Allesandro School.

AREA II

The Plan recommends:
1. That the Logan Street School Child Care addition be extended along Lemoyne Street, as shown on the Plan Map.
2. On-site improvements and/or rebuilding of Elysian Heights, Clifford Street, Solano Avenue and Mayberry Schools.
3. That schools no longer needed as a result of changes in population composition be retained for other educational purposes.

AREA III

The Plan recommends:
That the site of Dorris Place School not be expanded into residential areas, and that any new buildings be constructed on the existing site.

OTHER PUBLIC FACILITY

Policies

It is the City's policy:
1. That, where feasible, new power lines be placed underground and the undergrading of existing lines be continued and expanded.
2. That new equipment for public facilities be energy efficient.
3. That solar access to adjacent properties be recognized and protected in the construction of public facilities.

SOCIAL SERVICE

Policies

It is the City's policy:
1. That all public and private agencies responsible for the delivery of social services be encouraged to continually evaluate and modify programs as needs change and funds become available.
2. That publicly funded agencies strive to achieve and maintain a high level of awareness and understanding of the ethnic and cultural diversity of the community.

CULTURAL AND HISTORICAL MONUMENTS

Policy

It is the City's policy:
That the Silver Lake-Echo Park District Plan incorporate the sites designated on the Cultural and Historical Monuments Element of the General Plan, and provide for the addition of suitable sites thereto.

Programs

AREA I

The Plan recommends:
1. That landmarks and structures of unique social and physical significance be identified for the purpose of preservation.

2. That studies be made of the following candidates as architecturally distinct residences for inclusion as the Cultural and Historical Element of the General Plan:

- Neutra House 2300 Silver Lake Boulevard
- Reunion House 2440 Earl St
- Yew House 2226 Silver Lake Boulevard
- Orans House 2204 Michelotorna St
- Silverlop 2138 Michelotorna St
- Howe House 2422 Silver Ridge Ave
- Sach Apartments 1811-13 Edgecliffe Dr
- Garbutt House Effie St

AREA II

The Plan recommends:
1. That studies be made of the following residences as culturally significant for inclusion in the Cultural and Historical Element of the General Plan:

- Angelus Temple 1615 Park Ave
- St. Athanasius' Episcopal Church 840 Echo Park Ave
- Ross House 2123 Valentine St
- Atwater Adobe 1431-33 Avon Park Terrace
- Public Stairways
- Glendale Boulevards, between Berkeley Ave and Fletcher Drive to be designated as "Avenue of the Motion Pictures"
- Fellowship Lane Elysian Heights
- Carey McWilliams' home 2041 North Alvarado St

LAND USE

Housing	Densities (③)	Corresponding Zones
low	3+ TO 7	RS, R1, RD6, RD5
low medium I	7+ TO 12	R2, RD3, RD4, RD5
low medium II	12+ TO 24	RD2, RD1.5
medium	24+ TO 40	R3

COMMERCIAL

①②

highway oriented

neighborhood and office ④⑤

community

INDUSTRY

commercial manufacturing

limited

light

OPEN SPACE

publicly owned I (recreation, school site, library)

publicly owned II (freeway)

privately owned

OTHER PUBLIC & QUASI-PUBLIC

quasi-public (private schools, hospitals, etc.)

public (maintenance yards, police academy)

SERVICE SYSTEMS

⑥

Schools

E elementary

E SM private

SP special facility

RECREATION SITES

neighborhood

community

regional

COMMUNITY LIBRARY

Fire Station

DWP Pumping Station

Distributing Station

Health Center

Maintenance Yard

Cultural or Historical Site

Police Training Site

CIRCULATION

freeway

major highway

secondary highway

collector street

local street ⑤

scenic highway

bikeway

bridle path

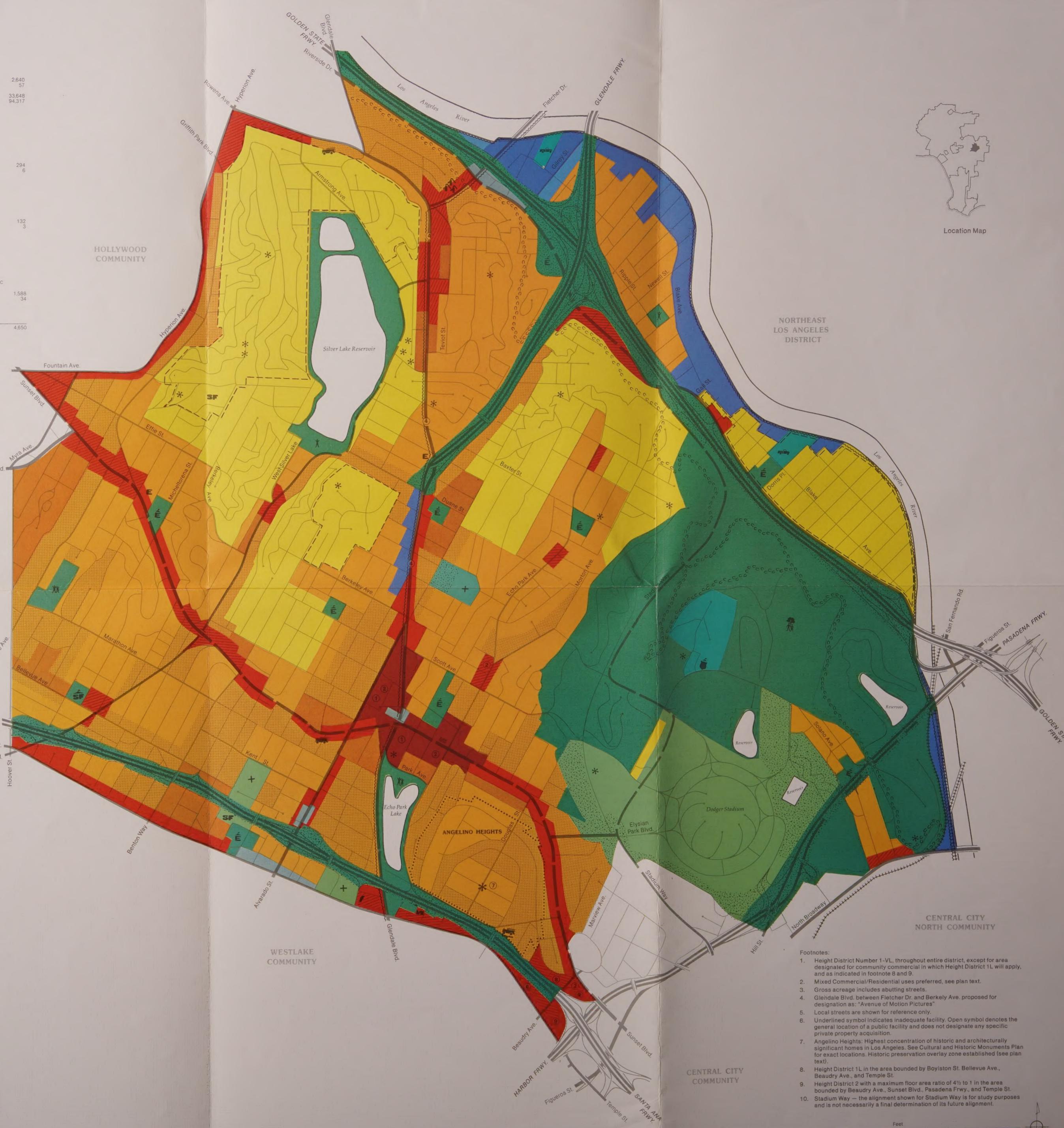
detached single family housing

historic preservation overlay zone

FOOTNOTES:

- Height District Number 1-VL throughout entire district, except for area designated for community commercial in which Height District 1L will apply, and as indicated in footnote 8 and 9.
- Mixed Commercial/Residential uses preferred, see plan text.
- Glendale Blvd. between Fletcher Dr. and Berkely Ave. proposed for designation as "Avenue of Motion Pictures"
- Local streets are shown for reference only.
- Underlined symbol indicates inadequate facility. Open symbol denotes the general location of a public facility and does not designate any specific private property acquisition.
- Angelino Heights - the concentration of historic and architecturally significant homes in Los Angeles. See Cultural and Historic Monuments Plan for exact locations. Historic preservation overlay zone established (see plan text).
- Height District 1L in the area bounded by Boyleston St., Bellevue Ave., and Temple St.
- Height District 2 with a maximum floor area ratio of 4½ to 1 in the area bounded by Beauty Ave., Sunset Blvd., Pasadena Freeway., and Temple St.
- Stadium Way - the alignment shown for Stadium Way is for study purposes and is not necessarily a final determination of its future alignment.

PLAN MAP • Silver Lake - Echo Park District This plan consists of this map and the accompanying text.



PUBLIC SCHOOL Policies

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Programs

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a. Neutra House 2300 Silver Lake Boulevard

LAND USE ①

Housing

Densities ③ Dwelling Units Per Gross Acre

3+ TO 7 RS, R1, RD6, RD5

7+ TO 12 R2, RD3, RD4, RD5

12+ TO 24 RD2, RD1.5

24+ TO 40 R3

Single Family Housing

total % of total area dwelling unit capacity population capacity

902 19 5,439 19,034

Small Apartments

total acre % of total area dwelling unit capacity population capacity

1,589 34 22,995 63,812

Multiple Family Housing

total acre % of total area dwelling unit capacity population capacity

145 3 5,214 11,471

total acre % of total area

114 2

Total Housing

total acres % of total area capacity dwelling unit population

2,640 57 33,648 94,317

Commerce ①②

highway oriented CR, C1, 5, C2, C4, P

neighborhood and office ⑧ ⑨ C1, C1.5, P

community CR, C2, C4, P, PB

Industry CM, P

M1, MR1, P

M2, MR2, P

Open Space

publicly owned I (recreation, school site, library)

publicly owned II (freeway)

privately owned

Other Public & Quasi - Public

quasi - public (private schools, hospitals, etc.)

public (maintenance yards, police academy)

Corresponding Zones

RS, R1, RD6, RD5

R2, RD3, RD4, RD5

RD2, RD1.5

R3

Single Family Housing

total % of total area dwelling unit capacity population capacity

902 19 5,439 19,034

Small Apartments

total acre % of total area dwelling unit capacity population capacity

1,589 34 22,995 63,812

Multiple Family Housing

total acre % of total area dwelling unit capacity population capacity

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Total Housing

total acres % of total area capacity dwelling unit population

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Commerce ①②

highway oriented CR, C1, 5, C2, C4, P

neighborhood and office ⑧ ⑨ C1, C1.5, P

community CR, C2, C4, P, PB

Industry CM, P

M1, MR1, P

M2, MR2, P

Open Space

publicly owned I (recreation, school site, library)

publicly owned II (freeway)

privately owned

Other Public & Quasi - Public

quasi - public (private schools, hospitals, etc.)

public (maintenance yards, police academy)

NOTES

(1) See Land Use Map

(2) See Circulation Map

(3) See Density Map

(4) See Population Map

(5) See Population Map

(6) See Service Systems Map

(7) See Population Map

(8) See Population Map

(9) See Population Map

(10) See Population Map

(11) See Population Map

(12) See Population Map

(13) See Population Map

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(44) See Population Map

(45) See Population Map

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(47) See Population Map

(48) See Population Map

(49) See Population Map

(50) See Population Map

(51) See Population Map

(52) See Population Map

(53) See Population Map

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(67) See Population Map

(68) See Population Map

(69) See Population Map

(70) See Population Map

(71) See Population Map

(72) See Population Map

(73) See Population Map

Corresponding Zones	Single Family Housing	902	}
RS, R1, RD6, RD5	total acres	19	
	% of total area	19	
	dwelling Unit	5,439	
	capacity	19,034	
R2, RD3, RD4, RD5	Small Apartments	1,589	}
	total acrea	34	
	% of total area	34	
	dwelling unit	22,995	
	capacity	63,812	
RD2, RD1.5	Multiple Family Housing	145	}
	total acrea	3	
	% of total area	3	
	dwelling unit capacity	5,214	
	population	11,471	
R3	population	114	}
	capacity	2	
CR, C1.5, C2, C4, P	total acrea	123	
	% of total area	3	
C1, C1.5, P	total acres	57	
	% of total area	1	}
CR, C2, C4, P, PB	total acrea	9	
	% of total area	0.2	
CM, P	total acres	8	
	% of total area	0.2	
M1, MR1, P	total acres	115	}
	% of total area	3	
M2, MR2, P	total acres	919	
	% of total area	20	
	total acres	310	
	% of total area	7	}
	total acres	97	
	% of total area	2	
	total acres	251	
	% of total area	5	
	total acres	11	}
	% of total area	0.2	
	total acres	4,650	
	% of total area	34	
	total acres	1,588	
	% of total area	34	}
	dwelling Unit	33,648	
	capacity	94,317	
	population	2,640	
	dwelling unit	57	
	population	33,648	}
	dwelling Unit	94,317	
	population	2,640	
	dwelling unit	57	
	population	33,648	

(NOTE: PERCENT NUMBERS MAY NOT TOTAL
BECAUSE OF ROUNDING MEASURES)

CIRCULATION

- ===== freeway
 - ===== major highway
 - ===== secondary highway
 - ===== collector street
 - ===== local street ⑤
 - ===== scenic highway
 - ~~~~~ bikeway
 - c c c c c c c bridle path
 - - - - - detached single family ho
 - historic preservation over







U.C. BERKELEY LIBRARIES



C124880301

Tom Bradley, mayor

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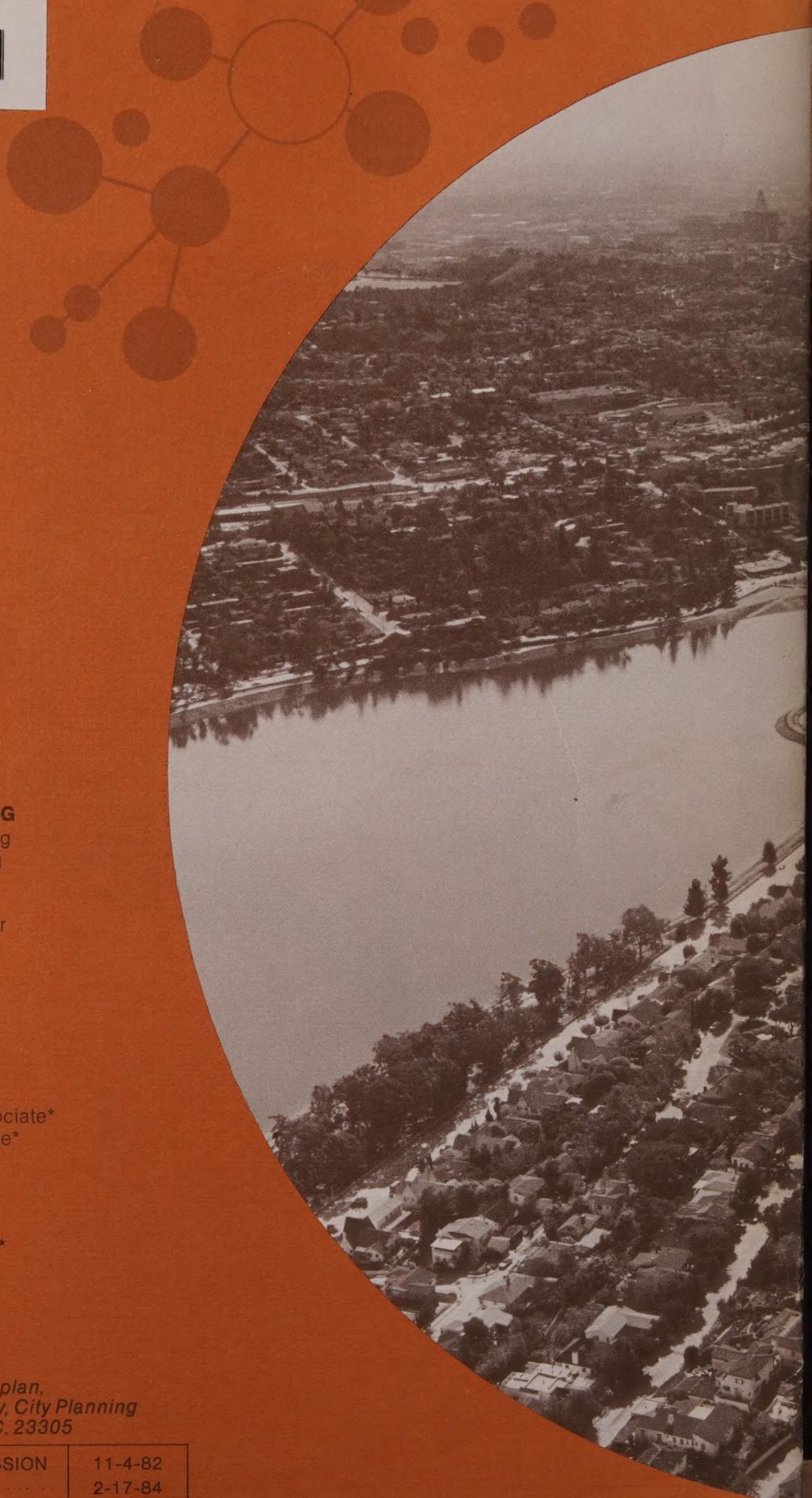
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* former project staff

Council File No. 83-0071

for further information regarding this plan,
please contact Terry Speth, Secretary, City Planning
Commission 485-5071, refer to C.P.C. 23305



APPROVED: CITY PLANNING COMMISSION
ADOPTED: CITY COUNCIL

11-4-82
2-17-84